

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 17, 2013, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and Greg Munn. Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for the regular meeting held December 20, 2012. Motion for approval made by Kuhlman, seconded by Johnson and carried 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY SIGMA ALPHA EPSILON FRATERNITY FOR DESIGNATION OF 635 N. 16TH STREET AS A LANDMARK, IN ACCORD WITH LMC 27.57.120

PUBLIC HEARING: January 17, 2013

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

Ed Zimmer stated that this is one of the high style fraternity houses on Greek Row. It has some additions, as most of them do. An addition on the front facade (south end) was added with exceptional care. We have the microfilm blueprints from Building and Safety. This is a contributing house to the Greek Row Historic District.

Most of the fraternities and sororities undertaking rehabilitation projects undertake their fundraising in cooperation with the University of Nebraska Foundation. It give donors great assurance that their funds are going into a well-known foundation that will disperse the fund consistent with tax-deductibility requirements. Historic preservation work is tax-deductible, so the foundation requires that their participants seek local landmark designation. For that purpose, Ed said he will visit the house and identify any significant interior features. He hasn't had a chance to do that yet.

ACTION:

Jones moved approval of the landmark designation, seconded by Johnson.

Jones doubts the interior is extremely compromised, and the exterior alone would warrant landmark designation.

Zimmer noted that typically on landmarks, we do not mention the interior. This is for their protection. Key interior features are listed and protected in planning improvements, for instance, he recommends concealed sprinklers in the main entry and parlor spaces. On the other hand. He believes visible sprinklers on the upper floors can be a good thing to reassure parents.

Motion for approval carried 7-0: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

**APPLICATION BY SPEEDWAY PROPERTIES FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT 6038 HAVELOCK AVENUE IN THE
HAVELOCK AVENUE LANDMARK DISTRICT
PUBLIC HEARING:**

January 17, 2013

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

Craig Smith appeared. He does not have a new sign package to present yet.

**APPLICATION BY CRAIG SMITH ON BEHALF OF SPEEDWAY PROPERTIES FOR
WORK AT 800 Q STREET, THE TOOL HOUSE BUILDING IN THE HAYMARKET
LANDMARK DISTRICT
PUBLIC HEARING:**

January 17, 2013

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

Craig Smith showed the floor plan. What was discussed at the last meeting was relocating the entrance. He would like to create an outside deck area. With the new configuration, he doesn't know if they even need the corner opened up. He presented drawings of the building. He is proposing a dock with a railing on the south side of the building.

Beecham questioned if historically, there was a dock on the south side. Zimmer does not believe so.

Smith pointed out the possibility of outdoor seating and relocation of the front steps.

Jones stated that the proposed client, Twin Peaks, offends him. It demeans women and he doesn't like it.

Beecham believes this building has sat empty for too long. She loves this building. Personally, she would say as the mother of two daughters, she wouldn't be comfortable going to this restaurant. She would love to see something else in this space.

Francis believes he is hearing objections to the tenant, not the building.

Beecham questions adding dock space on the south side of the building.

Zimmer believes judgement of appropriateness rests on historic appropriateness. This group is the city's historic preservation advisory body. This is an opportunity to judge the design. He believes it would also be within the Commission's scope to advise the city on the redevelopment activities. The commission could choose to give advice regarding if they are comfortable with this project in relation to the historic district. There will also be signs down the road. There will be subsequent reviews. Today is regarding the design of the building. At one time, there was a question about a liquor license at Billy's, a historic house. He believes preservation and judgement are relevant when reviewing applications.

Beecham questioned how far out the deck comes. Smith replied that it matches the other side. They already have an agreement to use the right-of-way.

Kuhlman likes the changes that have been made. She appreciates the screening of the basement level of the dock.

Munn is unsure about the character of the railing. Docks historically did not have railings. This design has been used in several other buildings.

Zimmer stated that some proposals for railings have been turned down as too ornate. The canopies on the Depot have an ornate bracket. That is a unique building to the Haymarket. This might be evaluated as an extension of the industrial esthetic used on most Haymarket buildings, historically and more recently.

McKee noted that the Mill has the cable rail.

Smith believes the docks might look as if they were floating too much if the lower level had only cable railings. He also thinks the kids could stretch them out as they try to climb on them.

Beecham questioned if the railings will be the same. Smith replied that they will all be the same. If we don't exceed the 30 inches, we won't have to put the wire mesh in them.

Beecham sees a lot of fence.

Kuhlman noted that it doesn't bother her. Once the tables go in, it will look completely different.

Francis noted the development agreement has given the option of using the publicly owned space. He believes the proposed dock tidies everything up, instead of having multiple levels going up and down.

Beecham questioned if the deck been approved by Public Works. Zimmer replied that the square footage use has been granted. How it is used is approved by Historic Preservation Commission.

Jones would like his disapproval of this type of establishment duly noted, pointing out that the the website for Twin Peaks advertises that sometimes the waitresses will be dressed only in brassieres and panties.

ACTION:

Kuhlman moved approval of the Certificate of Appropriateness on the architecture, seconded by McKee.

Motion for approval carried 6-0: Beecham, Francis, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones abstained.

Smith stated that the top cap on the east Tool House building has started to deteriorate. He wonders about removing the top cap and two courses of brick and pouring a new cap. He will bring this item back before the Commission.

McKee questioned the distance from the cornice to the wall. Smith replied that 42 inches needs to be maintained. He will have a cross section done to be presented at the next meeting.

Beecham would like to say that in terms of appropriateness of use, she would go on record with Jones. There are a lot of kid's productions across the street. She doesn't need to come out the front door with her kids and see scantily clad women. This makes her uncomfortable. She doesn't want to see them on the dock. She believes anyone will do great at this location.

Francis agrees. Those college directed things are condescending. The market place will correct if it is not well administered.

Jones does not want the Haymarket demeaned by this type of use.

Beecham believes since the city is putting money into this, it is the responsibility of this Commission to have some input. She is excited about West Haymarket and would like to see a different type of restaurant that she would patronize.

Jones believes as guardians of the historic district, this commission has a right and obligation to see that things are put into the district that are keeping with the character of the district. He thinks this is obscene.

Johnson agrees with Jones and Beecham. He would like to see Craig Smith investigate other options.

Kuhlman doesn't believe this is what this commission is about. Francis believes this is beyond our domain. Kuhlman agrees.

McKee agrees with Kuhlman. He is not comfortable commenting on a tenant, as a commission. He intends to voice his opinion as an individual.

Francis would lobby for a different tenant for this space, but he believes this is not a fight for this commission.

Jones is very disappointed in the Smiths and Speedway. Craig Smith stated that they have various properties that tattoo parlors, strip clubs and various other businesses are not allowed.

Beecham would love to see the Smiths revise their list.

Munn agrees with Francis that the market place will take care of this. We can't regulate morality.

Beecham doesn't want to see the city subsidize this type of development.

Zimmer stated that this property will be using TIF dollars and a redevelopment agreement is involved that excludes certain types of uses, but restaurants are permitted. The Mayor's office is interested in what citizens think.

**APPLICATION BY SINCLAIR HILLE ON BEHALF OF LEAD BELLY FOR WORK AT
301 N. 8TH STREET, THE SEATON & LEA BUILDING IN THE HAYMARKET
LANDMARK DISTRICT
PUBLIC HEARING:**

January 17, 2013

Members present: Beecham, Francis, Johnson, Jones, Kuhlman, McKee and Munn.

Kuhlman presented designs for the dock railing. It is a simple detail.

Zimmer wanted the commission to see the railing type. The applicant is still doing some work on the free standing sign. It sits on the public right-of-way area. This is a gray area. The city doesn't regulate signs in the right-of-way because they don't happen. It is unusual to have a freestanding sign in the right-of-way in the Haymarket. He is waiting to hear from the City Attorney. They may have to bring it back for a landmark

special permit. It is a longer route, but it could be done. This is the oldest building in the Haymarket and it is extremely fragile. A freestanding sign is appropriate for this building.

Beecham questioned the materials. Kuhlman stated that it is metal. They haven't decided on a color yet.

Beecham is not crazy about plain horizontal rails. Perhaps some color could be used.

Jones stated that it reminds him of cattle chutes.

McKee believes a diverse set of railings make sense in this district.

ACTION:

McKee moved approval of welded pipe railing as presented, seconded by Johnson and carried 6-0: Beecham, Francis, Johnson, Jones, McKee and Munn voting 'yes'; Kuhlman abstained.

MISCELLANEOUS

Zimmer stated that his work with David Murphy of the Nebraska State Historical Society has been focusing on George Berlinghof. They have been working on a Berlinghof manuscript collection. Much of it consists of very large water color renderings of some of the major buildings. He presented some of the pictures to the commission.

There being no further business, the meeting was adjourned at 3:15 p.m.